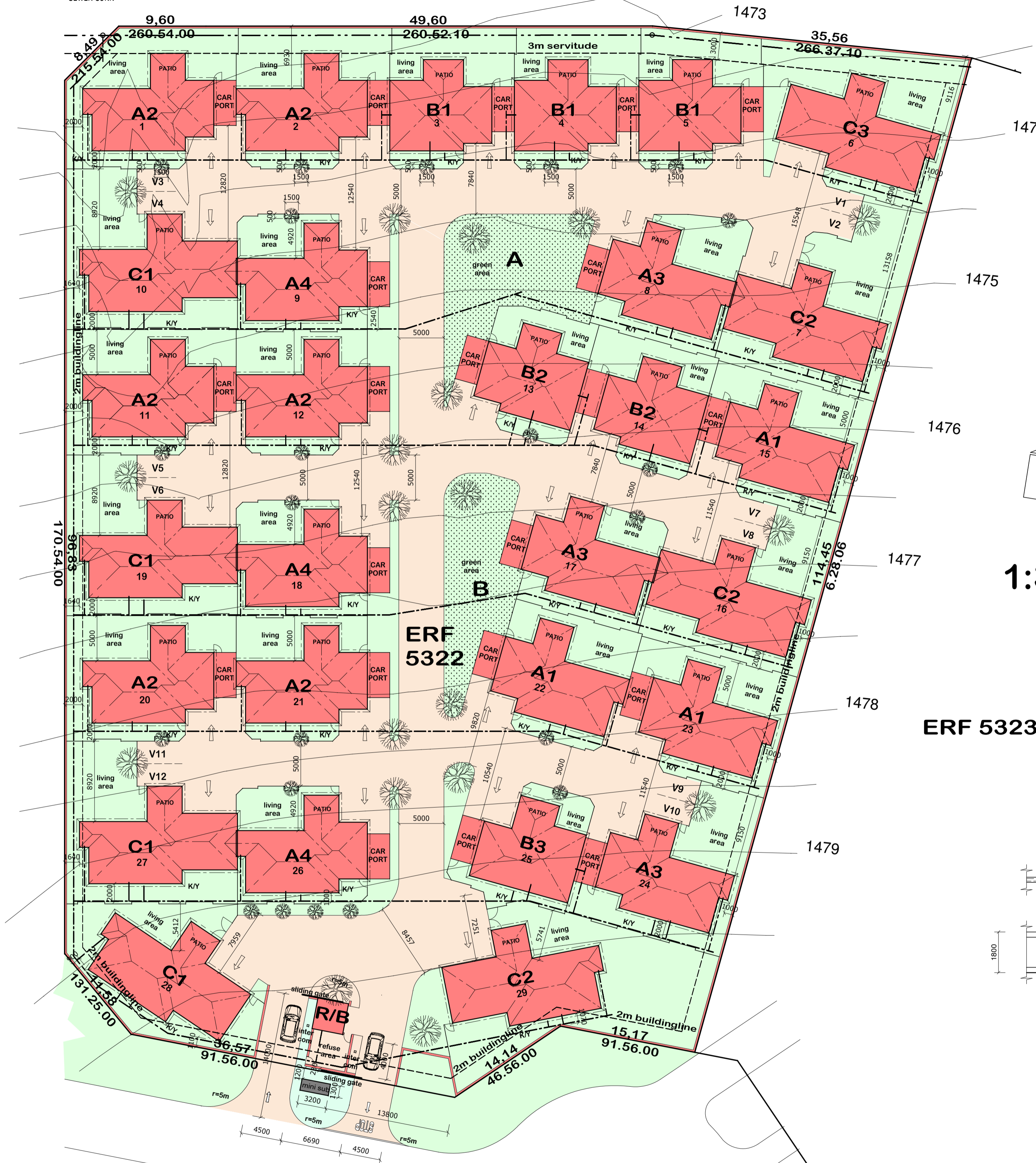


MUNICIPAL
SEWER CONN

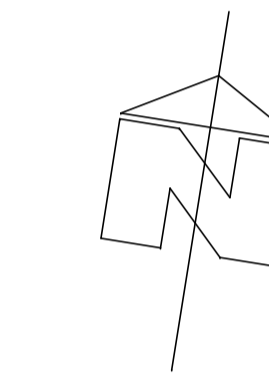
Rietspruit Road

ERF 5329 (ROAD)

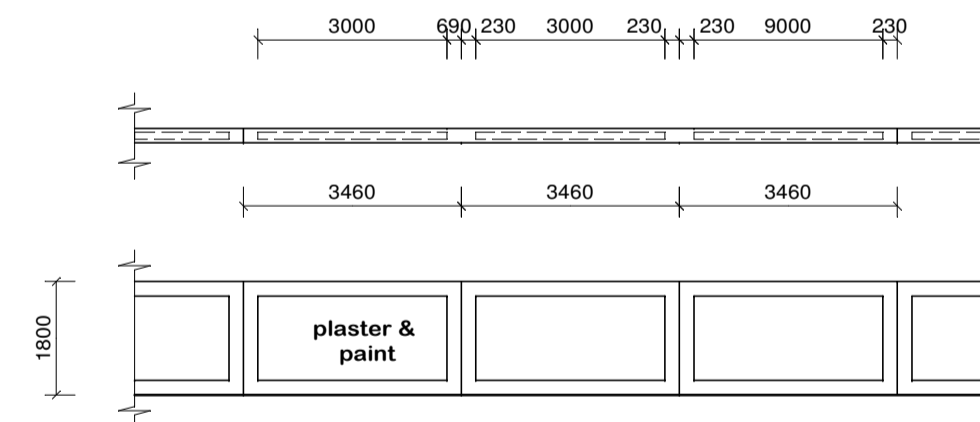


ERF 5325
(ROAD)

NOTE - UNIT WALLS
All recesses on gardenwalls in roadways where trees are indicated to be built 1500x500 to accommodate tree and landscaping as per approved landscaping plan



1:300



BOUNDARY WALL

KAROH ARCHITECTURAL DESIGN STUDIO
 P.O. BOX 930039
 ELDOPARK 0166
 Tel 012 658 0222
 Fax 086 690 1689
 Cel 082 925 6015
 P.I.A. M.S.A.I.B.D. S.A.C.A.P. ST0151
 T.O.M. Horak
 karoh@absamail.co.za

ERF 5322 THE REEDS x46

PROJECT:
NEW TOWNHOUSE COMPLEX FOR
MESSRS RAUDEV PROPERTIES

DESCRIPTION:
SITE PLAN
CHALUMEAU HEIGHTS

SCALE: 1:300	PROJECT NO: 1357
DESIGN BY T.H.	DATE: JAN 2018
DRAWN: T.H.	DRAWING NO: 001
CHECKED: T.H.	

DEVELOPMENT DETAILS:

USE ZONE:	3: RESIDENTIAL 3
USES PERMITTED:	Duplex dwellings & dwelling units
DENSITY:	29 units
COVERAGE:	40%
HEIGHT:	2 STOREYS (12m)
FLOOR AREA RATIO:	0,8 max 29 units
BUILDING LINES:	in terms of scheme
PARKING REQUIREMENTS:	1 covered & 1 open per unit (min 2,5m x 5m)
TREES:	One tree per 2 parkings as per landscape plan

SUMMARY OF DEVELOPMENT			
TYPE	NO	AREA (m ²)	TOTAL (m ²)
TYPE A - SIMPLEX (3B/1G)	15	109 m ²	1635 m ²
TYPE B - SIMPLEX (2B/1G)	6	94 m ²	564 m ²
TYPE C - SIMPLEX (3B/2G)	8	130 m ²	1040 m ²
CARPORT SINGLE	21	12,5 m ²	263 m ²
TOTALS UNITS	29		3502 m²

CALCULATED USAGE	
ERF AREA:	9668 m ²
DENSITY:	29 units
COVERAGE: (40%)	37% (3502 m ²)
HEIGHT:	single storey
FAR: (0,8)	0,37 (3502 m ²)
PARKING:	
covered garages (29)	37
open parking (29)	
covered carports	21
visitors (10)	12
total (68)	70

GREEN OPEN AREA (A)	
REQUIRED	29x4m ² = 116 m ²
PROVIDED	
AREA A	203 m ²
AREA B	164 m ²

EARTHWORKS NOTES
 All structures will be erected on preformed platforms as designed and specified by civil engineer in conjunction with structural engineer.
 Final groundfloor levels for each building to be provided by the consulting engineer.
 Services and final depths for sewer and water services to be obtained from civil engineer design.
 Roads and stormwater design by civil engineer.
 All civil services to be installed from plans and specifications provided by civil consulting engineer.

HEALTH & SAFETY REQUIREMENTS
 All construction work carried out as per plan subject to requirements and specifications laid out in:
 1 Safety Act (85 of 1993) section 44
 2 Health & safety specifications reg. 5(1)b
 No liability by architect if scope of works according to Professional Fees Guideline, do not include stages 4.2, 5 and 6 as per client / architect agreement.

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REVISIONS:		
REV.NO.	DATE:	REVISION:
0	30 JUN 2018	FOR SUBMISSION
1	25 JUL 2018	REPOSITION MAIN ENTRANCE AND UNIT 28. SHOW MINI SUB.
2	13 MAR 2019	LANDSCAPE RECESS AREAS ON ROAD SIDE ALONG UNIT WALLS

PROPOSED SITE DEVELOPMENT PLAN FOR CHALUMEAU HEIGHTS